



# MAYOR AND COUNCIL AGENDA

NO. 8 DEPT.: Community Planning and Development Services / Legal DATE PREPARED: 5/25/05  
STAFF CONTACT: Deane Mellander FOR MEETING OF: 6/6/05

**SUBJECT:** ANX2004-00136: Adoption of ordinance to amend the zoning map by adding 16.95 acres, more or less, known as Twinbrook Metro Station site of the Washington Metropolitan Area Transit Authority (WMATA), owner, including 6,336 square feet of property known as Part of Lots 13 and 14, Block B, Spring Lake Park Subdivision, and a portion of Ardennes Avenue right-of-way, Montgomery County, Maryland, owners.

**RECOMMENDATION:** Adopt ordinance.

**DISCUSSION:** Twinbrook Commons L.L.C. and WMATA have entered into a joint development agreement to develop the 26-acre WMATA owned property at the Twinbrook Metro Station. The applicant is proposing a mixed-use residential, office, and retail transit oriented development. Currently, 16.95 acres of the project are in Montgomery County. The portion of the proposed development within the City on the west side of the tracks is 8.36 acres. There is also a 1.77-acre parcel within the City of Rockville on the east side of the tracks that is commonly referred to as the Suburban Propane site. Utilizing the Sectional Map Amendment procedure, the City will obtain the ability to rezone the Suburban Propane site, from I-2 to RPC along with the property that is the subject of annexation. In addition a portion of Ardennes Avenue is being annexed (approximately .77 acres), for a total project area of 27.08 acres.

The subject area to be annexed into the City is proposed to be zoned RPC (Rockville Pike Corridor). It is the goal of the City and the applicant to obtain consistent zoning across the entire project area.

Other information regarding the Twinbrook Commons development can be obtained in associated cases that include the Map Amendment (MAP2004-00090), the Preliminary Development Plan (PDP2004-00009), and the Text Amendment case (TXT2004-00213). The PDP and the zoning text amendment were approved by the Mayor and Council on April 4, 2005.

**Boards and Commissions Review:** The Planning Commission reviewed this item at its meeting on December 15, 2004, and recommended approval.

**Next Steps:** Adopt ordinance.

**PREPARED BY:**

  
Deane Mellander, Acting Chief of Planning

6/1/05  
Date

**APPROVE:**

  
Arthur D. Chambers, AICP, Director

6/1/05  
Date

**APPROVE:**

  
Scott Ullery, City Manager

6/02/05  
Date

**LIST OF ATTACHMENTS:**

1. Ordinance
2. Location map.

Ordinance No. \_\_\_\_\_

ORDINANCE:

To amend the Zoning Map by adding 16.96 acres of land, more or less, owned by the Washington Metropolitan Area Transit Authority and Montgomery County, Maryland, and placing said property in the RPC, Rockville Pike Commercial, Zone and the Metro Performance District

WHEREAS, the Mayor and Council of Rockville, Maryland, on May 9, 2005, in accordance with the provisions of Section 19, Article 23A of the Annotated Code of Maryland, 1957 Edition, as amended, adopted a Resolution enlarging and extending the boundaries of the City of Rockville so as to include a parcel of land owned by The Washington Metropolitan Area Transit Authority and Montgomery County, Maryland, containing 16.96 acres of land, more or less, which parcel is located adjacent to and part of the Twinbrook Metro Station, and generally bounded by Ardennes Avenue to the north, Twinbrook Parkway to the East, WMATA and CSX tracks to the West and Parklawn Drive to the South, Rockville, Maryland ("Annexed Property"); and

WHEREAS, said Resolution is to become fully effective 45 days after adoption; and

WHEREAS, the City of Rockville Planning Commission, pursuant to Section 3.06 of Article 66B of the Annotated Code of Maryland, 1957 Edition, as amended, and Chapter 25, Section 25-99 of the Zoning and Planning Ordinance of the City of Rockville, Maryland, has recommended to the Mayor and Council the boundaries of the zoning district for said area to be annexed; and

WHEREAS, the Mayor and Council of Rockville gave notice that a public hearing on the adoption of the zoning map for said area would be held by the Mayor and Council of Rockville in the Council Chamber, Rockville City Hall on January 10, 2005, at 7:00 p.m., or as soon thereafter as it may be held, at which parties in interest and citizens would have the opportunity to be heard, which notice was published once each week for two successive weeks in a

newspaper of general circulation in the City of Rockville, with the first such publication appearing at least fourteen days prior to the hearing; and

WHEREAS, on the 10<sup>th</sup> day of January, 2005, the said hearing was held at the time and place provided for in said advertisement; and

WHEREAS, the Mayor and Council of Rockville, having fully considered the matter, has decided on proper boundaries and zoning districts in said annexed area so as to promote the health, security and general welfare of the community of the City of Rockville.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, as follows:

SECTION 1. That the map entitled "Zoning Map of the City of Rockville, Maryland dated January 1, 1975, as amended by Comprehensive Map Amendment as of August 4, 2003" together with all amendments thereto, said map as amended constituting the official Zoning Map of the City of Rockville, be and the same is hereby amended so as to incorporate as a part thereof the map dated December 15, 2004, entitled "Proposed Zoning Map – ANX2004-00136," which map places said annexed property in the RPC, Rockville Pike Commercial, Zone, and in the Metro Performance District, the annexation resolution for which property was adopted on May 9, 2005, said map, sections or portions thereof, together with all notations, dimensions, designations, references and other data shown thereon are hereby adopted and made a part of the City of Rockville's Zoning Ordinance to the same extent as if the information set forth on said map were fully described and incorporated herein.

Ordinance No. \_\_\_\_\_

-3-

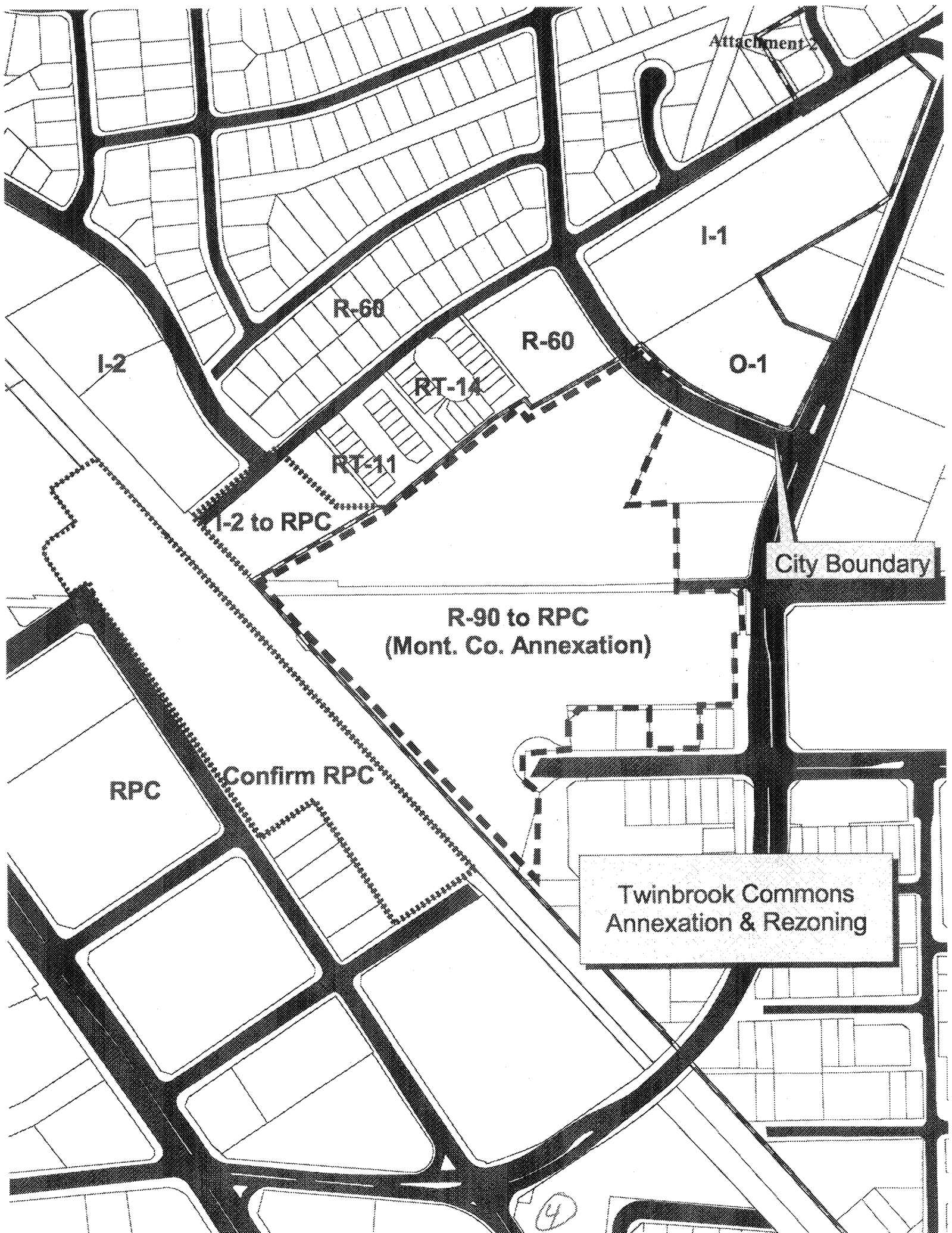
SECTION 2. That the effective date of this ordinance shall be the date on which the annexation of the 16.96 acres of land, more or less, as described in the resolution of annexation, to the City of Rockville, becomes finally effective.

\*\*\*\*\*

I hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the Mayor and Council at its meeting of

\_\_\_\_\_

\_\_\_\_\_  
Claire F. Funkhouser, CMC, City Clerk



Attachment 2

I-1

R-60

R-60

O-1

I-2

RT-14

RT-11

I-2 to RPC

City Boundary

R-90 to RPC  
(Mont. Co. Annexation)

RPC

Confirm RPC

Twinbrook Commons  
Annexation & Rezoning

4